



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
Barrington, NH 03825

Tuesday February 6, 2018
6:30 p.m.

(Approved February 20, 2018)
MEETING MINUTES

Members Present

Fred Nichols, Chair
James Jennison, Vice Chair
Casey O'Brien-ex-officio
Jeff Brann
Richard Spinale
Steve Diamond
Donna Massucci

Alternate Member: Dan Ayer-ex-officio-Absent

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the January 16, 2017 meeting minutes.

The minutes were approved without objection as presented.

ACTION ITEMS

2. [220-57.19-RC-18-SR \(Owner: Joseph Falzone, Chestnut Woods, LLC\)](#) Request by applicant Ken Maurice from VT Stone Sculpturing for a site review to develop a mixed use commercial building for a stone/granite sculpturing and retail shop with gravel parking with a residence on the second floor on a 5.3 acre lot located on (Map 220, Lot 57.19) Calef Highway in the Regional Commercial Zoning District.* BY: Scott D. Cole, Beals Associates; 70 Portsmouth Avenue; Stratham, NH 03885.

the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

General and Subsequent Conditions

- 1) The applicants engineer shall certify that the site improvements have been constructed as designed and approved prior to the issuance of a Certificate of Occupancy.
- #2) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File

A motion was made by C. O'Brien and seconded by J. Jennison to approve the site review plan as read from the draft notice of decision. The motion carried unanimously.

3. **In accordance with RSA 674:40** Request by James E. Connick for approval of a relocation and discontinuance of a portion of Orchard Hill Road located through the property of Lysle J. and Kim Evans Brown, Tax Map 236 Lots 7 & 24. By: Joel D. Runnals LLS; Norway Plains Associates Inc.; PO Box 249; Rochester, NH 03866-0249

F. Nichols gave a brief description of the application.

Joel Runnals from Norway Plains Associates, was representing Jim Connick. Joel explained that the applicant went to the selectmen first for them to try and come up with a 50' right of way. Joel explained that the proposed reconfiguring of Orchard Hill Road would consist of a thirty five foot right of way along the south east side and a fifteen foot slope easement on the northwest side. Joel explained that the Road Agent would be working with the applicant.

M. Gasses explained that the easement that was determined by the court would be discontinued and replace with the fifteen foot slope easement and the right of way. M. Gasses explained that this would be the new plan for this section of the road.

J. Brann asked about the road being straight except where it goes around the corner of the house and that the house was going to go away. Jeff asked if there was a culvert.

Peter Cook, Road Agent explained that what Mr. Connick and Mr. & Mrs. Brown want to do would benefit the Town for that part of the road. Peter explained that this would make maintenance easier and allow the Town to do some drainage work so the road crew grading would not be out there after every storm because of washouts.

F. Nichols explained that there were a couple of homes that are hard to get emergency vehicles out there during storms and would these changes make it easier to get to those homes.

Peter explained that this would make plowing and summer maintenance easier.

F. Nichols asked about the road going between the house and the garage and wanted to know if there was any reason why the road couldn't be straight if the house was removed.

Peter explained that there was a benefit to the Town being given the right of way.

J. Jennison asked what the benefit of a straight road was.

J. Brann said to get fire trucks or big trucks through.

Peter explained that he could not speak for the fire and police.

M. Gasses explained that this would give the ability to widen the road from the current 12' wide, establish ditch lines, and work with the DES to address some of the runoff that was accruing on the sides of the road.

J. Jennison asked if the Town was going to do the work.

M. Gasses explained that this was currently a Town maintained road. M. Gasses explained that the Town had been trying for years to maintain this section of the road.

Peter explained that the Town has been trying since the 70's and 80's this land would be given the Town to establish right of way to work in and to improve this section of the road without having to purchase it.

F. Nichols explained that there would be a public hearing held by the selectman.

F. Nichols opened public comment.

Kurt Bertram of 55 Orchard Hill Road explained that he has lived here for 19 years and would love to see the road upgraded. Kurt explained that his major concern was that this would open up for commercial zone property access and said that he was not interested in commercial traffic.

M. Gasses explained that if there was to be commercial development that they would need to access from Route 125. M. Gasses explained that the entire Orchard Hill Road and Old Green Hill Road would need to be upgraded to standards for commercial use and the cost would be tremendous. M. Gasses explained that the other end of the road was closer to Route 125.

Kurt Bertram asked if that meant that the Town would restrict Orchard Hill Road to residential traffic only.

M. Gasses explained this hearing was about addressing right of way reconfiguration for a zoning issue. M. Gasses explained the cost alone would be prohibitive to come up Orchard Hill Road to go to the end of Old Green Hill Road.

C. O'Brien explained that this was Class VI road and would have to be improved.

Kurt Bertram asked about the discontinued part of the road.

M. Gasses showed the small part of the road that was proposed to be discontinued.

Kurt Bertram expressed that the road work could affect the wetlands.

M. Gasses explained that would be part of design work that would need to be addressed by DES.

Frank Bertom of 136B Orchard Hill Road, main concern was for safety to get to the end of the road.

Barbara Morris from 59 Orchard Hill Road said that this is a good solution for the end of the road, but felt that this did nothing for the rest of the road. Barbara asked if it was true that four houses would be added.

M. Gasses explained that if and when Mr. Connick moves forward she would be notified.

Jeff Pluta from 28 Orchard Hill Road thought it was great to improve that road but had concerns for his own property being so close.

M. Gasses explained that the town could work with him.

C. O'Brien suggested that Mr. Pluta come to the public hearing meeting with the selectmen so that they could work something out for him.

Kurt Bertram questioned why they didn't just to come up with a master plan for the whole road instead of bits and pieces.

M. Gasses explained that they have spent decades on trying to fix the situation on these section being discussed and they were happy to have a willing landowner. It was a good start.

Rick Walker Fire Chief explained that he fully supports the work on that road and any road in town for the safety of everyone. Rick explained that the roads are all safe for the emergency crews to get through. Rick explained the history of the road and conditions.

Joel Runnals explained that this proposal was for the right of way only. Joel explained at this time there was no construction.

S. Diamond asked if this was a dirt road.

M. Gasses explained that this was a dirt road and the Town maintained this road for decades.

J. Brann asked if this was a Class V road.

Joel explained that this was a Class V road not built to a Class V standard.

M. Gasses explained that the Road Agent talked about making the road wider and installing the proper drainage.

S. Diamond questioned that this maybe a way for future development.

M. Gasses explained that this was a dirt road and when iced over they are very slippery.

Peter Cook explained that if additional work was done that improvements would need to be done. Peter explained that all that this does was give the Town an established right of way to do some improvements to this section. Peter explained that he was willing to meet with anyone that lives out there and let them know what his opinion would be. Peter explained that if this goes through it could take about a year and a half to get engineers and DES permits.

Kurt Bertram asked if the owner of Pumpkin Hollow was notified because he owns a small piece.

M. Gasses stated that he was notified.

Peter explained that as far as the highway department goes, it would love to do the whole section all at once. Peter explained that he would like to have the engineer layout the whole thing; even if the whole road couldn't be done but there would be a plan. Peter explained that this would need to be put in his budget.

C. O'Brien explained when it comes to the paving at the top of the hill you need to consider the wear and tear on equipment the more dirt you have the work. C. O'Brien explained that it would be a benefit to have this paved.

Kim Connick 136B Orchard Hill Road explained that during the last snow storm she slide off the road and neighbors helped her. Kim explained that no vehicles would have been able to get by.

Barbara Morris explained that she had lived here for thirty years and has AAA. Barbara explained that she had been to several meetings and said that she hears the excitement for this decision be made but concerned it doesn't impact future plans on what Mr. Connick for housing or construction when given land to the town.

R. Spinale questioned what Barbara Morris meant.

J. Jennison explained that someone was tearing down a house and giving land for a reason.

M. Gasses explained that Mr. Connick's family lived out there.

Barbara Morris explained that Mr. Connick wanted to put an ATV park at the top of the property. Barbara explained that it has been expressed that it would be access from Route 125 and she stated that it would always be Route 125 until it wasn't anymore.

A motion was made by J. Brann and seconded by R. Spinale to approve the reconfiguration and discontinuance of the portion outside the 35' right of way and easement determined by the court of the section of Orchard Hill Road located between tax map 236 lots 7 & 24. The motion carried unanimously.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

4. Work Session on Capital Improvement Programs.